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Lazy TH Board Meeting Announcement

The meeting is at SuzAnne’s house (32 Sir Arthur Drive)

**September 26, 2013 at 6:00 pm**

**Preliminary Agenda**

1. Review minutes from meetings on 6/27/13 and 8/28/13 for approval
2. Treasurer’s report & status of collections - vote to approve the report
3. Suz indicated it might be useful to use a recorder to catch key points to help her trap the minutes – Is the board OK with that? Will the HOA pay for the recorder?
4. Replacement signs - several street signs have been stolen - We need a board member or two to have replacements made
5. Status of liens and timing of re-filing - vote to approve lien filling date
	* Possible ownership change on lot #31
	* How do we deal with lot #12? - Nick will give status
6. Letters to undeveloped property owners - validate this year’s deadline for them on 12/31/13
7. Planning for 2014 budget
	* Back of the envelope calculations suggest we can lower the assessment next year and still increase the savings for street repair
	* Object - create sub-group to consider how we might do this
	* Can we develop a long range (4-5 yrs) strategy for how this might evolve?
8. Review meeting with the attorney on 8/1/13
	* Filling covenant changes - status
	* Attorney letter giving follow up to the questions from the annual meeting - board members got this via e-mail, please read it
	* Cease and desist letter about vacation rentals in the subdivision - how should we proceed? – board members got this via e-mail, please read it
	* Caution about using mail boxes for HOA business without postage - consider consequences & can we use this to force us to make better use of the web site - we may need to buy a label printer for Suz - Jim will have info from USPS
	* Board meeting schedule
9. Discuss the potential of hiring a professional manager for the sub-division – Should we investigate this or not? If yes, then what are the follow up steps?
10. Jim’s work on an updated directory - please read what he sent to you - are we ready to distribute?
11. DRC business
	* Validate DRC approval of building on lot #18
	* Lot #31 - DRC implications
	* Fill DRC vacancy
	* Review the need for DRC procedure changes

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1. Annual meeting
	* Post meeting follow up report to owners
	* How did this one go? Please reflect on the meeting - how can we make it better?

1. Other topics to add? Please let Nick know before the meeting if possible - Not too many additions please, this is a lot of stuff to deal with ☺